



Address: [217 ADVENTUS CT](#)
City: MANSFIELD
Georeference: 47309N-1-9
Subdivision: WINDMERE ESTATES ADDITION
Neighborhood Code: 1M900C

Latitude: 32.5969582098
Longitude: -97.1701052534
TAD Map: 2096-336
MAPSCO: TAR-123B



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WINDMERE ESTATES
ADDITION Block 1 Lot 9

Jurisdictions:

CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41120515

Site Name: WINDMERE ESTATES ADDITION-1-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,405

Percent Complete: 100%

Land Sqft^{*}: 12,935

Land Acres^{*}: 0.2969

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

YOUSA RAOUL SHIENJI

Primary Owner Address:

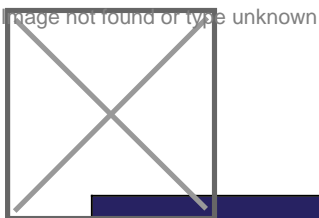
217 ADVENTUS CT
MANSFIELD, TX 76063

Deed Date: 1/30/2023

Deed Volume:

Deed Page:

Instrument: [D223016616](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST 1	7/25/2022	D222187663		
JACOB BENJAMIN P;JACOB KATHRYN	6/5/2015	D215124773		
THOMAS VIVIAN L	6/9/2014	D214141345	0000000	0000000
THOMAS VIVIAN L	3/8/2013	D213061275	0000000	0000000
BBL INTEREST LLC	10/16/2012	D212259194	0000000	0000000
ADVENTUS ENTERPRISES LLC	1/1/2006	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$424,600	\$80,000	\$504,600	\$504,600
2024	\$424,600	\$80,000	\$504,600	\$504,600
2023	\$437,922	\$80,000	\$517,922	\$517,922
2022	\$409,966	\$40,000	\$449,966	\$385,000
2021	\$310,000	\$40,000	\$350,000	\$350,000
2020	\$310,000	\$40,000	\$350,000	\$350,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.